

File Memorandum

Date: August 22, 2003

Subject: Rationale for Isolation Determination

Author: Maggie Crawford

1) Project Background: On behalf of Greenfield Homes, TES requested a jurisdictional determination on a 147 acre parcel located north of NYS Route 370 and east of Route 690 in the Town of Lysander, Onondaga County, NY. A residential subdivision called Highland Meadows is planned at the site. The site was previously delineated by TES for Doves Eye Enterprises. It was performed in Sept and Oct 1999. At that time, Doves Eye Enterprises filled 0.32 acres of wetland 3 under NWP 26. A post-construction report was provided to the AFO on June 9, 2000 (reference 2000-02504). Greenfield Homes acquired the property in 2003. TES performed a follow-up field review. They are providing information stating the boundaries have not changed, and would like the Corps to verify this. Three wetlands were delineated. Wetland number 1 is 3.89 acres and is associated with an intermittent stream. Wetland 2 is 1.63 acres and Wetland 3 is 18.04 acres; the consultants state that Wetlands 2 and 3 are isolated as they have no defined outlets.

2) Evaluation Considerations:

2a. U.S.G.S. Quadrangle: Evaluated

Comments: Baldwinsville Quad. The southwestern corner of the site has quite a bit of topographic relief. There is an unnamed intermittent tributary to the Seneca River that begins on site (where wetland 1 is mapped). The topography in the vicinity of Wetlands 2 and 3 is relatively flat, and appears to drain toward the southeast.

2b. USFWS National Wetland Inventory Maps: Evaluated

Comments: There is a mapped forested and scrub/shrub/emergent wetland adjacent to the intermittent tributary referenced above - which is most likely Wetland 1. In addition, there are 2 forested wetlands mapped in the central and northern portion of the site, in the vicinity of Wetlands 2 and 3.

2c. NRCS Soil Survey: Evaluated

Comments: Sheet 9. A large portion of the site is mapped as borrow pit. In addition, 10 other soil types are mapped. Of these, 3 are hydric and 1 has the potential for hydric inclusions. The tributary seen on the USGS topo is also mapped, in the vicinity of Wetland 1. No other drainages are mapped. There are mapped hydric soils in the northeast corner where Wetlands 2 and 3 are mapped. These hydric soils do not connect to other mapped waters off-site.

2d. Other Map Resources (e.g., State or county wetland maps): Evaluated  
Type of Resource: NYSDEC wetland map  
Source: NYSDEC  
Comments: No wetlands noted

2e. Aerial Photographs: Evaluated  
Comments: 1991. A number of man-made influence is noted on-site (borrow pit). The stream noted on the maps is evident. East of the site is a residential subdivision called Indian Springs

2f. Record Search: Performed  
Comments: See file number 2000-02504 for file on Karl Ashley, previous owner. The previous owner filled 0.32 acres under NPW 26 (post construction report received). Dave Dralle verified the wetland boundary where the wetland was filled, but did not verify the boundaries on the entire site. In addition, this was before the Corps no longer regulated isolated waters. Therefore, an additional site inspection is needed.

2g. Endangered Species: Potential impacts NOT considered

2h. Historic Properties: Potential Impacts NOT Considered

2i. Significant Fish and Wildlife Habitat: NOT Applicable or NO Resources to check

2j. Wild and Scenic Rivers: NOT Applicable, or NO Resources to Check

2k. Other Resources: YES  
Type of Resources: Site Inspection  
Comments: Conducted by David Dralle on September 16, 2003.

Evaluation Consideration Summary: The consultant is alleging that Wetlands 2 and 3 are isolated. Based upon the above resources and the site inspection, Wetland 1 is adjacent to an unnamed tributary to the Seneca River.

3) Conclusions: Wetland 2 and 3 have no discrete waterways that flow from either wetland. There are no natural streams draining wetland 2 or 3. There are waterways that flow into the wetland from adjacent developments, which are higher in elevation than wetland 2 or 3. The adjacent residential developments are higher in elevation than wetlands 2 or 3. The storm water sewer system associated with the adjacent developments do not drain water from the Greenfield Homes site. Wetland 2 and 3 are separated from wetland 1 by about 450-500 feet. There is no evidence of surface water connection between wetland 1 and 2. All lands surrounding wetland 2 and 3 are either developed residential or disturbed former gravel pit. There are no mapped

hydric soils outside of the delineated wetlands on the site. The wetland delineation report is accurate.

4) Based on review of the Baldwinsville USGS Quadrangle, Baldwinsville Quadrangle National Wetland Inventory, Onondaga County Soil Survey, Terrestrial Environmental Specialists, Inc. Wetland Delineation Report, and a site visit of September 16, 2003, I have determined that the wetlands labeled 2 and 3 on the delineation report are isolated, non-navigable, and intrastate waters that are not subject to regulation under Section 404 of the Clean Water Act. Wetland labeled 1 on the delineation report is adjacent to an intermittent stream that drains to the Seneca River. Wetland 1 is a jurisdictional wetland, subject to Corps regulation.

David Dralle

Maggie Crawford